



This delightful detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious lounge that provides an inviting atmosphere for relaxation and entertaining. The property also features a lovely conservatory, which serves as an ideal space to enjoy the garden views throughout the seasons.

With two well-appointed bathrooms, this home ensures ample facilities for family living. The four generously sized bedrooms provide plenty of room for rest and personal space, making it suitable for families or those who enjoy having guests. This four bedroom property offers the space for a large family to enjoy.

Outside, the property boasts off-street parking and a garage, offering practicality and ease for your vehicles. The location is particularly advantageous, as it is close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This charming home on Woodlands Road is a wonderful opportunity for those seeking a spacious and well-located property in Hockley. With its appealing features and convenient surroundings, it is sure to attract interest from a variety of buyers.

- Detached Four Bedroom House
- Off Street Parking
- Garage
- Spacious Lounge
- Close To Local Amenities
- Conservatory
- Spacious Rear Garden

## Woodlands Road

Hockley

**£700,000**

Offers In Excess Of





# Woodlands Road



## Entrance Hall

Access to first floor landing via carpeted stairs, wall mounted radiator and understairs storage.

## Lounge Diner

29'9 x 19'11

Carpeted flooring throughout, space for storage, power points, feature brick built fireplace, wall mounted radiator, double glazed bay window to the front and further double glazed window to the front aspect.

## Kitchen

13'3 x 12'0

Wooden effect flooring throughout, eye and base level units, high gloss granite work surface, inset stainless steel sink with drainer board, tiled splashbacks, double oven with gas hob and extractor fan above and double glazed door accessing the conservatory.

## Conservatory

28'10 x 13'5

Double glazed windows throughout, double glazed French doors accessing the rear and tiled floor throughout.

## Ground Floor Bathroom

8'2 x 5'7

Tiled floor and walls surround, wall mounted radiator, obscure double glazed window to the conservatory, panelled bath with over head shower, WC and vanity sink unit.

## Ground Floor Bedroom Four / Study

10'11 x 8'2

Carpeted flooring, wall mounted radiator, power points, space for storage and double glazed French doors providing access to the conservatory.

## First Floor Landing

Carpeted flooring, access to all bedrooms, bathroom and airing cupboard.

## Bedroom One

15'10 x 13'5

Carpeted flooring, wall mounted radiator, eaves storage cupboards and double glazed window to the rear.

## Bedroom Two

13'8 x 11'7

Carpeted throughout, wall mounted radiator, two double glazed windows to the front and the side aspect.

## Bedroom Three

11'4 x 7'8

Carpeted throughout, wall mounted radiator, double glazed windows to the side aspect.

## WC

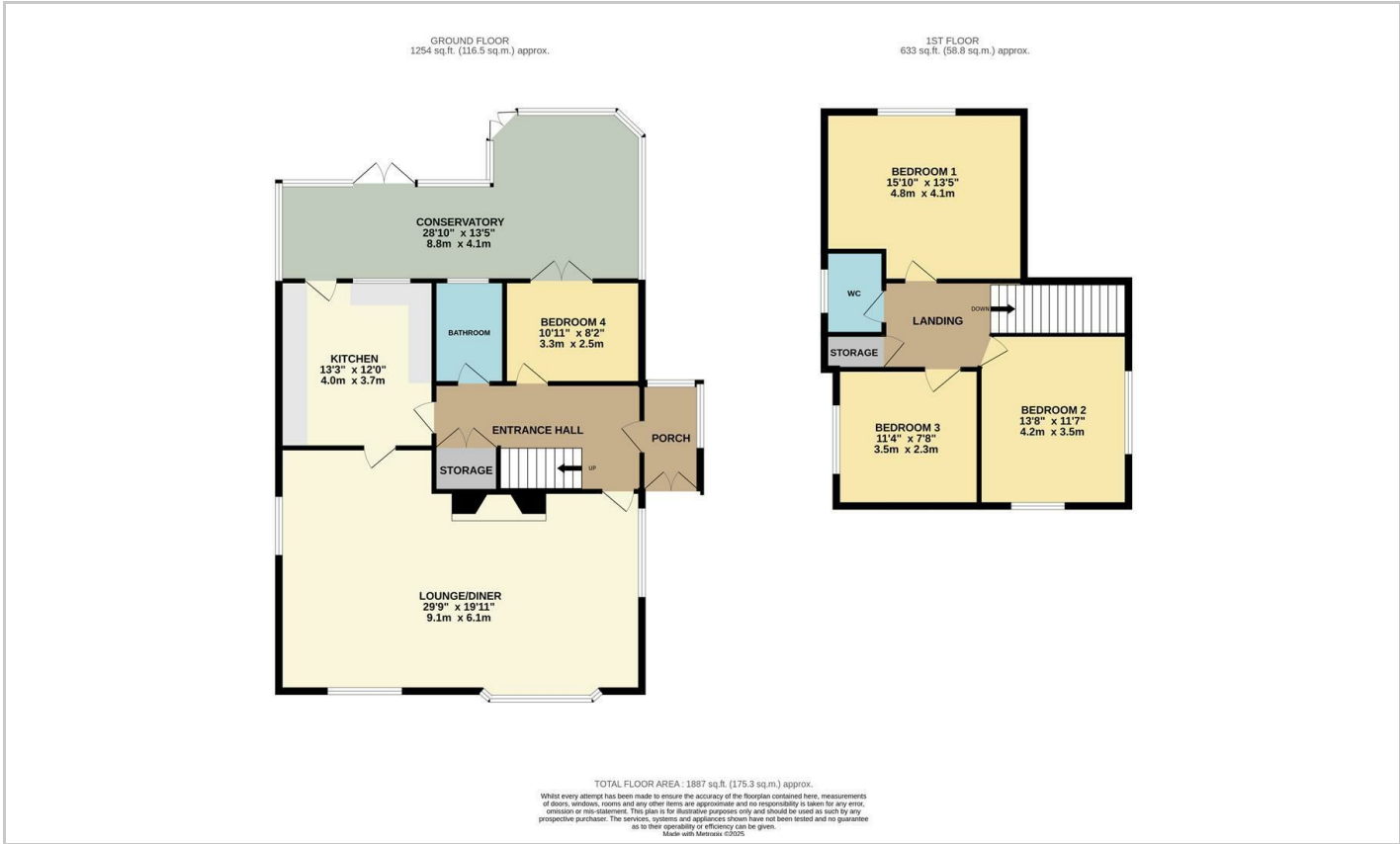
Tiled flooring, wash hand basin with tiled splashbacks, WC and obscure double glazed window to the side aspect.



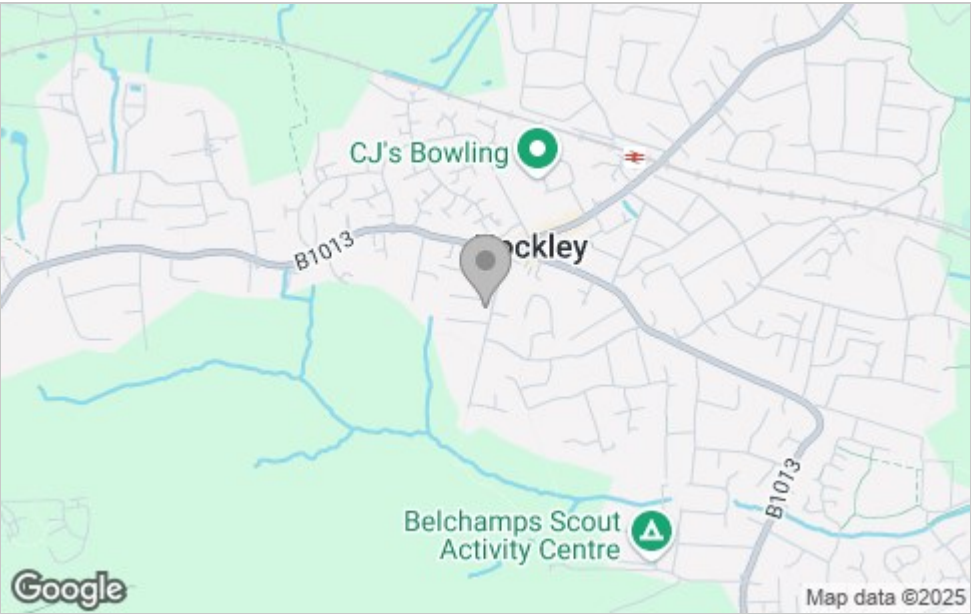




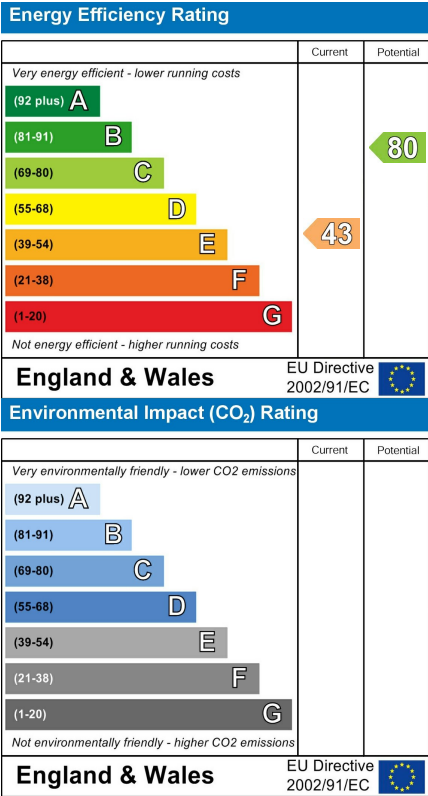
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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